

**THE ZONING BOARD WILL CONDUCT A SPECIAL MEETING AND A REGULAR MEETING ON MONDAY, OCTOBER 31, 2022, AT 6:30 PM EDT THROUGH A WEB AND PHONE MEETING**

***The Zoning Board Special Meeting on October 31, 2022, at 6:30 pm will be hosted remotely. To attend, click on the following Zoom link to register in advance for the Webinar:***

[https://us02web.zoom.us/webinar/register/WN\\_Ymkd-yZmSeek5aXUPP35kQ](https://us02web.zoom.us/webinar/register/WN_Ymkd-yZmSeek5aXUPP35kQ)

***After registering, you will receive a confirmation email containing information about joining the webinar.***

**You can also dial in using your phone:**

One-tap mobile:

US: +16465588656,,85159138187#,,,,\*066306# or +16469313860,,85159138187#,,,,\*066306#

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000

Webinar ID: 851 5913 8187

Password: 066306

International numbers available:

<https://us02web.zoom.us/j/9191919191?pwd=ODUxNTkxMzgxODc.XhTBV7otLHL6drQR-ix4Bdgn51-c2SGN>

*The meeting agenda and additional information is available on the Zoning Board webpage: <https://www.stamfordct.gov/zoning>*

**Web meeting ground rules:**

- *The meeting shall be recorded and the video shall be posted on the City of Stamford website [http://cityofstamford.granicus.com/ViewPublisher.php?view\\_id=8](http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8)*
- *The Zoning Board shall moderate the audio for attendees.*
- *Attendees shall be on mute and will be unmuted when called to speak by the Zoning Board members.*
- *Applicants will have 20 minutes to make their presentation*
- *Speakers from the public will have 3 minutes each to speak*
- *Any applicant/public speaker wishing to submit written testimony can send it prior to the meeting to [ymathur@stamfordct.gov](mailto:ymathur@stamfordct.gov) or submit through a Chat message to the Zoning Board Chair during the meeting.*
- *Please do not send messages to 'Everyone' in the chat because it is distracting for all attendees.*

- Any applicant/public speaker wishing to speak shall send a chat message to the Moderator/Zoning Board Chair with the project name to sign-up to speak.
- If you are dialing in through the phone, use \*9 to raise your hand and \*6 to unmute when called upon.
- Any applicant/public speaker shall announce their name clearly for the record prior to speaking.

**Zoom resources for attendees:**

Web attendees

<https://support.zoom.us/hc/en-us/articles/115004954946-Joining-and-participating-in-a-webinar>

Phone attendees

<https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-Zoom-meeting-by-phone>

**\*Please Note: Start times are approximate and subject to change\*\***

**PUBLIC HEARING CONTINUED FROM SEPTEMBER 28, 2022.**

**Start Time**

**6:30pm**

1. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:**  
Applicant is proposing to rezone 68 Seaview Avenue from the present R-5 (Multiple Family Medium Density Design District) to proposed RM-1 (Multiple Family, Low Density Design District).
2. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:** Applicant is proposing to convert the main building, a mostly vacant office building into a predominantly residential multifamily development containing (52) residential units, office space on the second floor and on-site parking. The Marina will be unchanged and continue operations and the boardwalk located on the east of the property will continue to be open for public access.

**NOTE: ITEMS 1 and 2 MAY BE CONTINUED PENDING FURTHER REVIEW BY CITY AGENCIES**

**PUBLIC HEARINGS**

**Start Time**

**6:30pm**

1. **Opt-Out from provisions of Public Act No. 21-29 with regards to Accessory Dwelling Units.**
2. **Opt-Out from provisions of Public Act No. 21-29 with regards to limitations on residential parking requirements.**

**REGULAR MEETING**

**PENDING APPLICATIONS**

**Start Time**

**7:30pm**

1. Opt-Out from provisions of Public Act No. 21-29 with regards to Accessory Dwelling Units.
2. Opt-Out from provisions of Public Act No. 21-29 with regards to limitations on residential parking requirements.
3. Approval of Minutes: **September 28, 2022**
4. Approval of Minutes: **September 29, 2022**
5. Approval of Minutes: **October 17, 2022**

**PUBLIC HEARING**

**Start Time**

**8:00pm**

1. **Application 222-30 City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,** - Proposing Text Change to Amend Section 9.F. TCD-D Transportation Center Design District. The amendments to the TCD-D are intended to implement the goals of the new Master Plan Category 16 (Transit-Oriented Development District) and various planning study efforts for the train station area.

**REGULAR MEETING**

**PENDING APPLICATIONS**

**Start Time**

**8:45pm**

1. **CSPR 1156 – Karen Jordon, 102 Soundview Avenue, Stamford, CT** –Proposing to install/replace fencing and replace front steps. Property is located within the CAM boundary.
2. **CSPR 1109 – Bicoastal Holdings, LLC, 110 Davenport Drive, Stamford, CT.,** Applicant is requesting a modification to Condition #3 of the approval to say “The HVAC Unit which was installed without a CSPR shall be raised to 1 foot above the Base Flood Elevation as a condition of the CSPR approval”. Property is located within the CAM boundary.
3. **Application 222-23 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Map Change:**
4. **Application 222-24 - Seaview House LLC, 68 Seaview Avenue, Stamford, CT - Site & Architectural Plans and/or Requested Uses, Special Permit and Coastal Site Plan Review:**
5. **Application 222-30 City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change.**

### **ADMINISTRATIVE ITEMS**

#### **Start Time**

**9:15pm**

1. Application 220-21 – 492 GLENBROOK ROAD LLC, 492 Glenbrook Road (aka 492-494 Glenbrook Road), Stamford, CT., Site and Architectural Plans and/or Requested Uses and a Special Permit. (Request for modification of the floor height requirement for Ground Floor Residential unit per Section 4.B.7.d(2)(p)).

### **ADJOURNMENT**

Zagenda 10312022-Special Meeting